080.0	0001	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	759,400 /	759,400
					USE VALUE:	759,400 /	759,400
					ASSESSED:	759,400 /	759,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
355		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCAUGHTRY THOMAS M
Owner 2:	COHEN HEATHER B
Owner 3:	
Street 1:	355 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOURICAN SEAN & BONNIE -
Owner 2:	-
Street 1:	179 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1647 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4881.000	398,400	4,100	356,900	759,400
Total Card	0.112	398,400	4,100	356,900	759,400
Total Parcel	0.112	398,400	4,100	356,900	759,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.14 /Parcel: 461.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49487

GIS Ref

GIS Ref

Insp Date 10/05/18

!6484!

PREVIOUS ASSESSMENT

Parcel ID 080.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	398,400	4100	4,881.	356,900	759,400		Year end	12/23/2021
2021	101	FV	387,000	4100	4,881.	356,900	748,000		Year End Roll	12/10/2020
2020	101	FV	386,300	4100	4,881.	356,900	747,300	747,300	Year End Roll	12/18/2019
2019	101	FV	275,200	4100	4,881.	361,900	641,200	641,200	Year End Roll	1/3/2019
2018	101	FV	223,800	4100	4,881.	270,200	498,100	498,100	Year End Roll	12/20/2017
2017	101	FV	223,800	4100	4,881.	244,700	472,600	472,600	Year End Roll	1/3/2017
2016	101	FV	223,800	4100	4,881.	234,500	462,400	462,400	Year End	1/4/2016
2015	101	FV	211,900	4100	4,881.	198,800	414,800	414,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:59:40

LAST REV

Date	Time
09/27/19	12:20:23
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6484

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOURICAN SEAN &	71144-369	1	6/12/2018		830,000	No	No		
CHAPMAN IRENE C	70519-372		1/17/2018	Change>Sale	500,000	No	No		
CHAPMAN EDWARD	70393-530		12/15/2017	Convenience	100	No	No		
CHAPMAN CARL &	36586-134		10/2/2002	Family	1	No	No		
	8997-412		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2018	1641	Insulate	4,029	C				
2/15/2018	170	Inter Fi	30,000	C				
1/25/2018	94	Inter-De	2,500	C				
5/2/2007	298	Siding	5,900					

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
3/24/2009	Meas/Inspect	163	PATRIOT
1/10/2000	Meas/Inspect	276	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49487
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4881		Sq. Ft.	Site		0	70.	1.04	5			Med. Tr	-10					356,851						356,900	

Total AC/HA:	0.11205	Total SF/SM:	4881	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	356,851	Spl Credit		Total:	356,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.08339214
Adj $ / SQ:	190.135
Other Features:	104000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446639
Depreciation:	48237
Depreciated Total:	398402

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

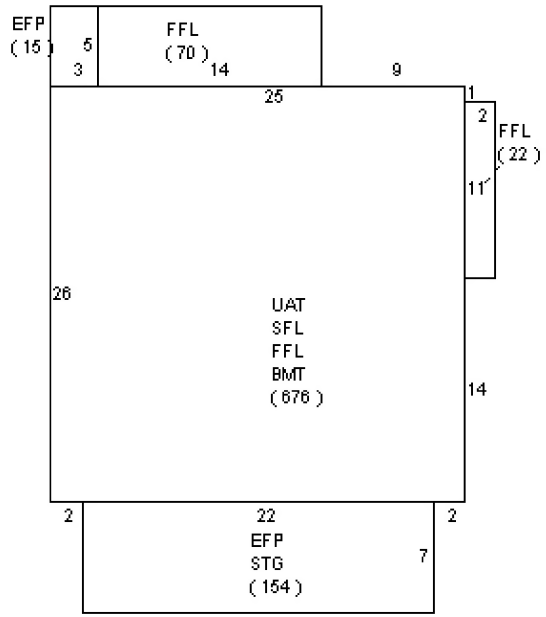
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	190.14
Special Features:	0	Val/Su Net:	152.53
Final Total:	398400	Val/Su SzAd	275.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	768	190.140	146,024
BMT	Basement	676	68.160	46,079
SFL	Second Floor	676	190.140	128,531
EFP	Enclos Porch	169	46.950	7,934
UAT	Upper Attic	169	76.050	12,853
STG	Storage	154	7.910	1,218

Net Sketched Area:	2,612	Total:	342,639
Size Ad	1444	Gross Area	3119	FinArea	1647
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 080.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X15	A	AV	1950	3.92	T	40.8	101			500			500
3	Garage	D	Y	1	18X20	F	FR	1930	19.75	T	50	101			3,600			3,600

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100

IMAGE

AssessPro Patriot Properties, Inc